



Dear Sirs,

I understand that this application will be discussed at a Council's Members' Briefing on Monday 15 October 2018. We wish to make a submission to this meeting and request a revision to your Report covering two concerns. If consultation with neighbours in a conservation area is to mean anything we trust that you will take heed of these.

1) First floor terrace at the rear of no.35. Please disallow.

We emphasise that there is a world of difference between having a bedroom window looking over adjacent gardens and a sizeable terrace which allows long term overlooking of the garden, and in our case importantly of our back patio.

You appear not to have taken this into account. You are relying on screening to allow some privacy but this can hardly be seen as sufficient and would certainly not screen out noise.

More generally, we would point out that after some 35 years on this estate with former membership of the Conservation Committee we have never seen any rear first floor terraces. **We believe that a precedent should not be set here.**

Your work has been executed without visiting our premises and we urge you to take up our earlier invitation to visit.

2) Overbearing rear extension. Please restrict the size.

As planned the rear extension will totally dominate our rear patio and conservatory since a large white wall would border our patio and rise over 5 meters above ground level and extend some 3 to 4 metres from the back of our house, directly opposite our back door.

In your Report (para. 2.4) your main concern appears to be the visibility from Langbourne Avenue. You note the extension would appear subordinate to the dwelling house - which is understandable. But that does not address our concerns.

You refer to the fact that further amendments were sought but we have not been able to detect them.

Furthermore, you note (Report para 1.3) that the first application has been amended. However, we have not been able to detect any material amendment in the basic dimensions of the extension.

Again, we urge you to take up our earlier invitation to visit 33 Hillway.

3) Boundary fences. A question

A second boundary fence has been erected some in the rear garden of 35 Hillway some 400 mm inside the existing fence which is the property of 35 Hillway. It seems that the maintenace of the existing fence will be

